



Ad Val Advisor

*The Newsletter
for Wyoming
Property Tax
Appraisers*

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Ad Valorem Tax Division Newsletter

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From the Administrator

"Checking out some country."

Being a native of the Rocky Mountain region, I never realized we have a unique definition of "country" here until I was talking with an "easterner" (Massachusetts, I think). To many non-westerners, "country" either means "rural," or "country" as used in the political sense, i.e., the United States as a "country." To a westerner, more often than not, "country" means some piece of landscape. How many times have you heard a rancher look over a chunk of lush mountain pasture and say, "That's some pretty country, don't you think?" Or how about, "Well, there's a little country between here and there." (Say, between Rawlins and Lander, for example.) Non-westerners talk about "going to the country," meaning to get out of the city. The westerner's concept is far

more expansive. When I asked a rancher friend to define "country" in the western sense, he replied, "Everything below the sky." Under a Wyoming sky, well, that's a lot of "country."

So what does this all have to do with assessment? When I came on board with the Department of Revenue last year, I said that I wanted to get out to the counties, meet the assessors and their staffs on their own turf, and get a feel for what each county is all about. Because of my schedule, I haven't been able to do that to the extent that I would like. So, with summer just about here, I think that it's time that I should start getting myself out to the counties. Don't be surprised if I call to ask you to set up "the nickel tour" in your county. With a little luck, maybe I'll be able to get to every county before the snow flies. No grand agenda here, just a chance for me to get a perspective beyond that of the Herschler Building, learn about the issues important to you in your county, and—well—check out a little country.

Wade W. Hall
Administrator
Ad Valorem Tax Division

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CAMA Happenings

I am sure by now that many of you are anxiously awaiting news from the CAMA selection process. My guess is that the CAMA grapevine has faithfully transmitted some of the details already! Hopefully this article will help clarify what is currently happening.

The Selection Committee has gone through two voting sessions. The first voting day occurred on Wednesday, May 12, 2004. The results of that meeting were mixed. The committee was presented new information regarding the vendors and a very good roundtable discussion was held to discuss the pros and cons of each. It quickly became obvious that the committee had strong preferences for one of the vendors, but based on new information it was evident that we still had many unanswered questions.

Armed with a new list of questions, the staff of DOR went on a research mission to help clarify some of the committee's concerns. Within a few days, this information was researched and forwarded to Ed Schmidt for review. It was Ed's intention to respond to the committee's concerns quickly and instructed me to contact the members to discuss our findings and to provide them an opportunity to cast their final votes. Subsequently, earlier this week the Selection Committee reconvened and everyone cast their vote. In a unanimous decision, Colorado



Customware, Inc. (CCI) emerged as the vendor of choice.

As with all things in Government, we have processes we need to accomplish through our purchasing department before the "official" bid is awarded to CCI. However, we have been in contact with CCI regarding the committee's decision. We have also contacted each of the other vendors to let them know what the selection committee has decided. We apologize for the delay in getting this information out to everyone. However, we felt it important to notify the vendors first of our intentions.

What's next? As soon as the bid is officially awarded, DOR will



begin contract negotiations with CCI. We are hoping that this process will not be too lengthy, but it

is an important step in the process. Here at the DOR we have already started working toward a data conversion concept and we will be working with Kurt Kremke to get the standards committees up and working.

Over the past weeks, we have been in frequent contact with the staff at CCI. I can personally say that it is a toss up with which group is more excited to get started. We tentatively plan on CCI being up at Thermopolis this summer for the Assessors' Conference. I am sure they will have a lot of new information for everyone.

That's about it for right now. I would like to extend my thanks to the Selection Committee for their diligent work. This process has been a roller coaster of information, but I feel that we all received a more in-depth look at each of the vendors through the selection process. Also, a sincere note of gratitude goes out to my staff. They have done an excellent job of researching issues and coordinating the software demonstrations. We couldn't have done it without them!

If you have any questions, please feel free to contact me and I

will answer what we know so far! Also, look for an update in the next issue of the AdVal Advisor.

David Chapman
Local Assessed Manager
Ad Valorem Tax Division

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IAAO News

Headquarters Move

As many of you may have noticed in the "Fair & Equitable" magazine, a lot of decisions have been made affecting the organization. The foremost decision has been to relocate the IAAO Headquarters from Chicago, Illinois, to Kansas City, Missouri, effective



June 2005. This has been a long and difficult process for the Executive Board. A number of outstanding cities were in the running, e.g. Nashville, TN, Indianapolis, IN, Orlando, FL, and Williamsburg, VA. The final decision for Kansas City was made based upon a number of requirements that would benefit the membership, current staff, potential Executive Director candidates, central time zone location, financial opportunities and educational programs. Fred Chmura, AAS, IAAO President, Wayne Llewellyn, CAE, IAAO President-Elect and Paul Welcome, CAE, IAAO Past President, and a select committee are finalizing the relocation. Future issues of "Fair & Equitable" will keep you apprised of the move.

Another major effort has been the search for a new IAAO Executive Director. David Wheelock retired last January and the Executive Board began a nationwide search to replace him. That search was placed on hold until the relocation question was answered. Now, the search has restarted and is going forward to coincide with the move.

Committee Work

Technical Standards—The committee is working on a number of standards. The most current ones are: New Guide to Assessment Standards; Standard on Property Tax Policy; Standard on Valuation of Personal Property; and a new Standard on Manual Cadastral Maps and Parcel Identifiers. In addition, the committee is reviewing implementation of the new Standard on Automated Valuation Models (AVMs) and reviewing suggestions/comments to the Standards on Ratio Studies.

Research—The committee is working very hard on the "Excellence in Assessment Administration" award. The award is based upon the new Assessment Practices Self-Evaluation Guide approved by the IAAO Executive Board in September 2003. All AAS candidates use this same document as part of their designation requirements. The committee encourages all assessment jurisdictions to contact IAAO to see how this program can benefit your assessment practices and how you can have an outside independent organization measure your performance. A public notice on your office's excellence is given along with the award.

The committee has further asked State Representatives to let everyone know that the resources of IAAO are available to you as members. The library services directed by Mary Kay Siebert are outstanding and she is one of the most resourceful persons you will ever meet. Your requests and needs are a top priority to her and IAAO.

Education—The committee is strongly encouraging the One-Day Forum courses for assessment personnel. Examples of some of the courses are: Valuation of Billboards, Wireless Communication Towers and Sites, Convenience Stores, Contaminated Properties, Valuation of Manufactured Homes and Parks, and USPAP Standard 6, Mass Appraisal. The number of courses is increasing as requests come in and instructors are

found. Also, the committee is pushing the new textbook Assessment Administration in conjunction with the revised Course 402--Tax Policy.

Professional Development—

The committee is looking to streamline the process of reporting continuing education, and identifying alternative ways of packaging course materials using new technology. The committee is also working on improving the formatting and delivery of master and case study exams.

Annual Conference

The IAAO's 70th Annual Conference on Assessment Administration: "Bridging the Past Building The Future" will be held August 29 – September 1, 2004, in Boston, Massachusetts, at the Boston Marriott Copley Place Hotel. The format for the conference has been reorganized to be fully educational and all 64 sessions are divided into 8 general themes designed to build upon each of the prior sessions. Areas that will have sessions are: Ratio Study, Small Jurisdictions, Personal Property, Tax Policy & Administration, Technology, Special Valuations and Best Practices-2004. A session with emphasis on Tax Collectors and how their duties interrelate with assessment practices will also be offered. It is going to be a great conference and I encourage each of you to attend.

Thanks for letting me share some of the excitement going on at IAAO and how the "only" tax assessment/appraisal organization in the world is attempting to meet your needs for education, technical assistance and making you a member, their "Number One" goal. If you have any questions, please feel free to contact me at (307) 777-5232 or KUHRIC@state.wy.us

Kenneth Uhrich
State Assessed Manager
Ad Valorem Tax Division

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Quote of the Month

"If you are going through hell, keep going."

Winston Churchill

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Mainframe Costs

One of the State of Wyoming's goals is to spend the taxpayer's money wisely and efficiently. The Ad Valorem Division is in full support of this goal. Below are a few helpful hints on how you can help reduce some of our costs when using the mainframe:



- Costs vary greatly between day time and night time runs. Most "TAS" batch jobs can be run at night. If the information is not needed immediately, use the "RT" code to set the job for a night time run. This reduces the cost for the job tremendously.
- The higher priced jobs are recalculation reports. Run these jobs only after a multitude of changes has been made in either the CLT or WYS mainframe systems.
- The costs for running MASPRCs & MASICSs range from \$300 - \$1400 dollars a run, so run them only when absolutely necessary.
- In short, the more information it takes to generate a report, the higher the cost to run it. The TASB285, TASB550, TASB356, MAS350A, and MAS243A are just a few of the reports that should be run only occasionally.

- The Ad Valorem Division pays for connection and user fees each month. These costs could be greatly reduced if you notify us of staff members that have left permanently. Just contact our office and we will get them off the mainframe system.

I am pleased with the fact that Assessors and their staffs are taking the initiative to run their own jobs and reports. This is a great way to learn and understand the capabilities of either system. If you have questions about how a report is run, or not sure about the outcome of a report, please feel free to contact me. I may have some helpful hints to assist you in getting the result you are looking for. Thanks for your cooperation; it takes effort on everyone's part to reduce the State's expenses.

Jack Rehm
Principal Appraiser
Ad Valorem Tax Division

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"Help Wanted"

Periodically, the Ad Valorem Division has job vacancies. For a current listing of job vacancies, follow the link below to the State of Wyoming A&I Human Resources Job Listing website. On the drop-down box for "Agency", select "Department of Revenue". Hit the "GO" button to see the Department of Revenue vacancies. Any Ad Valorem vacancies will be listed there. Please note that any employment applications for vacancies must be made through the official State of Wyoming application process. Information on how to apply can also be found on the A&I website.

The A&I job listing website link is:

Wade W. Hall
Administrator
Ad Valorem Tax Division

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Employee Spotlight

As many of you know, Ron Chubb from Ad Valorem recently decided to retire from the Department of Revenue. His official retirement date is June 02, 2004. The selection of a candidate for the Employee Spotlight is usually random, but we had to grab Ron for this issue before he flies out the door.

Ron has been a DOR employee for over 32 years, and has worked as a Principal Appraiser in the State Assessed Section since 1990. In State Assessed, he was responsible for the appraisals of the liquid and gas pipeline and gas distribution properties. It was the interactions with different kinds of people that gave him the most satisfaction during his years as a state assessed appraiser. Ron added that he won't miss the job when he retires, but he'll miss the people.



Before coming on board with the State in March of 1972, Ron worked as a Sales Manager for an insurance company in Cheyenne (1965 – 1968) and as a Head Teller at the East Cheyenne National Bank (1968 – 1972). Ron also told us that he joined the military service for 4 years after graduating from high school and served in the Communications Squadron. Ron spent a year stationed in Goose Bay, Labrador, where he had 172 inches of snow for Christmas!

Ron was born and raised in Kansas City, KS. It was in 1961 he

moved to Cheyenne, WY, shortly after he joined the military.

Ron and his wife, Donna, have been married for 40 years (beat that!). They have three daughters, and three grandchildren.

In his leisure time, which he will have a lot of in just a few days, Ron enjoys riding his Harley Davidson and everything else that comes with owning a bike of that caliber. He also loves to spend time trap shooting and participates in trap shooting events.

Favorite Movies:

King Solomon's Mine (w/ Stewart Granger)

Mountain Men (w/ Charlton Heston)

Favorite Food:

Fried Chicken & Potato Salad



We will be holding a party for Ron at the Department of Revenue's Conference Room on June 10th from 2:00 - 4:00 p.m.

If you have a chance, please come and join us in wishing Ron the very best in the years to come.

Geir Solvang
Principal Appraiser
Ad Valorem Tax Division

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Upcoming Ad Valorem Sponsored Education

7/19/04 – 7/23/04

IAAO Course 300
Fundamentals of Mass Appraisal,
Lander, WY

8/16/04 – 8/20/04

IAAO Course 500
Assessment of Personal Property,
Casper, WY

9/21/04 – 9/22/04

IAAO Course 354
Multiple Regression Analysis for
Real Property Valuation,
Casper, WY

To register for classes, please
contact

Jack Rehm at (307) 777-5313, or
email: jrehm@state.wy.us